

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  Jessica L Bagdanov BG LAW LLP 21650 Oxnard Street Suite 500 Woodland Hills, CA 91367  818-827-9000	FOR COURT USE ONLY
<i>Plaintiff or Attorney for Plaintiff</i>	
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES</b>	
In re:  Los Angeles Central Property, Inc., A California C  Debtor(s).	CASE NO.: 2:22-bk-15054-VZ  CHAPTER: 11  ADVERSARY NUMBER: 2:24-ap-01094-VZ
Susan K. Seflin, solely in her capacity as Subchapter V Trustee  Versus AAS Holdings, Inc., a California corporation  (See Attachment A for names of additional defendants) Defendant(s)	<b>SUMMONS AND NOTICE OF STATUS CONFERENCE IN ADVERSARY PROCEEDING [LBR 7004-1]</b>

TO THE DEFENDANT(S): A Complaint has been filed by the Plaintiff against you. If you wish to defend against the Complaint, you must file with the court a written pleading in response to the Complaint. You must also serve a copy of your written response on the party shown in the upper left-hand corner of this page. The deadline to file and serve a written response is **05/17/2024**. If you do not timely file and serve the response, the court may enter a judgment by default against you for the relief demanded in the Complaint.

A status conference in the adversary proceeding commenced by the Complaint has been set for:

Date: **June 27, 2024**  
Time: **10:30 AM**  
Hearing Judge: **Vincent P. Zurzolo**  
Location: **255 E Temple St., Crtrm 1368, Los Angeles, CA 90012**

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This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

**You must comply with LBR 7016-1, which requires you to file a joint status report and to appear at a status conference.** All parties must read and comply with the rule, even if you are representing yourself. You must cooperate with the other parties in the case and file a joint status report with the court and serve it on the appropriate parties at least 14 days before a status conference. A court-approved joint status report form is available on the court's website (LBR form F 7016-1.STATUS.REPORT) with an attachment for additional parties if necessary (LBR form F 7016-1.STATUS.REPORT.ATTACH). If the other parties do not cooperate in filing a joint status report, you still must file with the court a unilateral status report and the accompanying required declaration instead of a joint status report 7 days before the status conference. **The court may fine you or impose other sanctions if you do not file a status report. The court may also fine you or impose other sanctions if you fail to appear at a status conference.**

KATHLEEN J. CAMPBELL  
CLERK OF COURT

Date of Issuance of Summons and Notice of Status Conference in Adversary Proceeding: April 17, 2024

By: "s/" Shemaine Carranza  
Deputy Clerk



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This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

**ATTACHMENT A**  
Names of plaintiffs and defendants

Plaintiff(s):	Defendant(s):
Susan K. Seflin, solely in her capacity as Subchapter V Trustee	AAS Holdings, Inc., a California corporation Amandeep Kamboj, an individual Investment Property Exchange Services, Inc. Trustee of KB Mill Creek DST, a Delaware Statutory Trust Trustee of KB Village View DST, a Delaware Statutory Trust IPX1031, a California corporation

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**ATTACHMENT A**

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

A true and correct copy of the foregoing document entitled: **SUMMONS AND NOTICE OF STATUS CONFERENCE IN ADVERSARY PROCEEDING [LBR 7004-1]** and (2) the accompanying pleading(s) entitled:

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will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) \_\_\_\_\_, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:** On (date) \_\_\_\_\_, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

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Date

Printed Name

Signature

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This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

December 2016

**F 7004-1.SUMMONS.ADV.PROC**

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: **21650 Oxnard Street, Suite 500, Woodland Hills, California 91367.**

A true and correct copies of the foregoing documents entitled:

- 1. SUMMONS AND NOTICE OF STATUS CONFERENCE IN AN ADVERSARY PROCEEDING [LBR 7004-1];**
- 2. SUBCHAPTER V TRUSTEE'S COMPLAINT TO AVOID AND RECOVER UNAUTHORIZED POSTPETITION TRANSFERS AND FOR DAMAGES FROM BREACHES OF FIDUCIARY DUTY;**
- 3. HON. VINCENT P. ZURZOLO ORDER SETTING PROCEDURES FOR ADVERSARY PROCEEDING STATUS CONFERENCE; AND**
- 4. NOTICE RE COMPLIANCE WITH FEDERAL RULE OF BANKRUPTCY PROCEDURE 7026 AND LOCAL BANKRUPTCY RULE 7026-1** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **April 18, 2024**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- **Jessica L Bagdanov** jbagdanov@bg.law, ecf@bg.law
- **Susan K Seflin** sseflin@bg.law
- **Susan K Seflin (TR)** sseflin@bg.law, sks@bg.law;mailto:aquijano@bg.law;C192@ecfcbis.com;ecf@bg.law
- **United States Trustee (LA)** ustpregion16.la.ecf@usdoj.gov

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:** On **April 18, 2024**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

**\*\*JUDGE'S COPY NOT REQUIRED IF LESS THAN 25 PAGES (GENERAL ORDER 23-01).**

Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served):** Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

April 18, 2024

Date

Mela Galvan

Printed Name

/s/ Mela Galvan

Signature

**2. SERVED BY UNITED STATES MAIL:**

**DEFENDANTS**

AAS Holdings, Inc.  
Attn: Amandeep Kamboj, Owner and Officer  
4424 S. Central Avenue  
Los Angeles, CA 90011

Amandeep Kamboj  
2315 Bella Colina  
La Verne, CA 91750

KB Mill Creek, DST  
Attn: Authorized Agent for Service of Process  
c/o Kingsbarn Real Estate Capital, LLC  
Attn: Jeffrey A. Pori  
11622 El Camino Real, 1st Floor  
Del Mar, CA 92130

Investment Property Exchange Services, Inc. dba IPX1031  
Attn: Registered Agent for Service of Process  
330 N Brand Blvd.  
Glendale, CA 91203

Investment Property Exchange Services, Inc. dba IPX1031  
Attn: Officer  
3210 El Camino Real, Suite 200  
Irvine, CA 92602

KB Village View DST  
Attn: Authorized Agent for Service of Process  
c/o KB Exchange Properties, LLC  
Attn: Jeffrey A. Pori  
1645 Village Center Circle, Suite 200  
Las Vegas, NV 89134